
S-4446
SNYDER MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Max Snyder, who is also the property owner, represented by Vester & Associates, Inc. is seeking primary approval for a 2.03 acre lot from a 40.0 acre parent tract, located on the north side of CR 100 S, approximately 1/2 mile east of CR 1025 E, in Perry 25 (SE) 23-3.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding land. Flood Plain zoning associated with both Hog Run and the Middle Fork of the Wildcat Creek wraps around this site at a distance to the north, west and south.

The parent tract is 40 acres in area; this is the first division from the parent tract which means three division rights will remain after the approval of this one lot. Once parcelizations are eligible in the AW zone, (The amendment is on the same agenda as this case and is set to be heard by the County Commissioners at their May 5th meeting.) this 2 acre home site would have been an excellent candidate for parcelization. A parcel would not have required road frontage, so the existing driveway could have stayed under the ownership of the next door neighbors. Also, without the requirement of the 20' wide "flagpole" there would be no reason to have a half of a foot strip of land to the east of the lot, connecting the piece of the parent tract to the south of the lot with the larger portion of the parent tract.

AREA LAND USE PATTERNS:

The 40 acre parent tract has a house and several farm buildings located just west of the single lot in this subdivision request. Other land in the area is either farmed or sloped and heavily wooded.

TRAFFIC AND TRANSPORTATION:

CR 100 S is classified as a rural local road by the adopted *County Thoroughfare Plan*. The required 30' half-width right-of-way has been shown at the frontage of the "flagpole" portion of the flag lot. A "no vehicular access" statement is not necessary. The new lot will share its access with the existing house and driveway next door; an ingress/egress easement will be platted within the "flagpole".

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "the lot has soil limitations such

as slow permeability, limiting till layers and seasonal high water table. The lot is suitable for a shallow trench subsurface absorption system and depending on landscape position of the home and trench depth, site may need a perimeter drain to lower water table. If site selection results in the perimeter drain requirement the outlet is available on the lot without need for easement. This lot may also require pump assisted distribution to allow for uniform application of the effluent due to soil limitations.”

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. The 35’ “flagpole” portion of the flag lot exceeds the required 20’ width. The lot width and area meets ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.